MINUTES OF AN ADJOURNED REGULAR MEETING OF THE CITY COUNCIL
AND A REGULAR MEETING OF THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

September 16, 2003   6:00 p.m.

An Adjourned Regular Meeting of the City Council and a Regular Meeting of the
Redevelopment Agency of the City of Chula Vista were called to order at 7:16 p.m. in the
Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista,
California.

ROLL CALL:

> PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
>   Chair/Mayor Padilla
>
> ABSENT: Agency/Councilmembers: None
>
> ALSO PRESENT: Executive   Director/City   Manager   Rowlands,   Agency/City
>   Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

1.   APPROVAL OF MINUTES – August 19, 2003, August 26, 2003

        Staff recommendation: Council/Agency approve the minutes.

2.   ORDINANCE NO. 2934, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
        CHULA VISTA GRANTING A PRECISE PLAN PCM-03-31 TO ESTABLISH
        DEVELOPMENT STANDARDS, AND APPROVING A 25 PERCENT DENSITY
        BONUS TO ALLOW FOR A 14-UNIT TOWN HOME PROJECT IN THE R2P ZONE
        FOR PROPERTY LOCATED AT 774 ADA STREET

        Ada Terrace, Inc. proposes to develop a market-rate, 14-unit town home project in two
        triplex and four duplex buildings at 774 Ada Street. The project is located in the
        Southwest Redevelopment Area. (Community Development Director)

        Staff recommendation: Council place the ordinance on second reading for adoption.

ACTION: Chair/Mayor Padilla moved to approve staff's recommendations and offered the
            Consent Calendar, headings read, texts waived. Agency/Councilmember Rindone
            seconded the motion, and it carried 5-0, except for Item No. 1, which carried 4-0-
            1 with Agency/Councilmember Salas abstaining due to her absence from the
            meeting.

ACTION ITEMS

3.   REPORT REGARDING E STREET TRANSIT VILLAGE PROJECT UPDATE

On September 7, 2002, the Agency granted an exclusive negotiating egreement (ENA) to Barone Galasso & Associates and the Olson Company for redevelopment of the City's old Corporation Yard and associated private parcels. The purpose of the informational report is to provide a summary of progress to-date and a revised schedule of performance for the existing ENA. (Community Development Director)

Redevelopment Manager Estes introduced the projects' development team.

Michael Galasso, representing Barone Galasso & Associates, presented the progress report, adding that they have entered into an exclusive negotiation agreement with the Metropolitan Transit Development Board on a parcel north of the City's property. He also reported on a community meeting conducted in August 2003 where residents provided valuable input to the preliminary plans. A more defined conceptual plan is scheduled to be brought before the Agency/Council before the end of the year.

Agency/Councilmember Rindone asked whether the additional 125 parking spaces were included in the proposed plan. Redevelopment Manager Estes replied that there are currently 299 spaces for the park-and-ride, and staff is cognizant of the MTDB's condition for an additional 125 spaces, which will be phased into the plan.

Agency/Councilmember Rindone stated if there is a grade separation and relocation of the station, the ease of public access to that station should be enhanced as it is moved further south towards F Street.

ACTION: Chair/Mayor Padilla moved to accept the report. Agency/Councilmember Davis seconded the motion, and it carried 5-0.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

4.   DIRECTOR'S REPORTS

There were none.

5.   CHAIR/MAYOR REPORTS

There were none.

6.   AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7.   CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION
       PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A)
              City/Agency vs. IT Group, Inc., et. al. [Case No. 02-10118 (MFW)]

This item was not discussed.

ADJOURNMENT

At 10:15 p.m., Chair/Mayor Padilla adjourned the meeting to an Adjourned Meeting of the Redevelopment Agency on September 30, 2003, at 6:00 p.m., immediately following the City Council Meeting.

                                                  Susan Bigelow, CMC, City Clerk